080.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	703,000 / 703,000
					USE VALUE:	703,000 / 703,000
					ASSESSED:	703,000 / 703,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
119		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SICHANI AZADEH HAMZEHEI
Owner 2:	HAMZEI-SICHANI FARID
Owner 3:	
Street 1:	119 WASHINGTON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KENNEY DAVID J -
Owner 2:	-
Street 1:	119 WASHINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .25 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1959, having primarily Wood Shingle Exterior and 1020 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10907.000	179,400	600	523,000	703,000
Total Card	0.250	179,400	600	523,000	703,000
Total Parcel	0.250	179,400	600	523,000	703,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 689.22 /Parcel: 689.22

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 49655

GIS Ref

GIS Ref

Insp Date 10/20/18

!6501!

PREVIOUS ASSESSMENT

Parcel ID: 080.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	179,400	600	10,907.	523,000	703,000		Year end	12/23/2021
2021	101	FV	172,800	600	10,907.	523,000	696,400		Year End Roll	12/10/2020
2020	101	FV	172,800	600	10,907.	523,000	696,400	696,400	Year End Roll	12/18/2019
2019	101	FV	158,400	700	10,907.	530,500	689,600	689,600	Year End Roll	1/3/2019
2018	101	FV	158,400	700	10,907.	396,000	555,100	555,100	Year End Roll	12/20/2017
2017	101	FV	158,400	700	10,907.	358,700	517,800	517,800	Year End Roll	1/3/2017
2016	101	FV	158,400	700	10,907.	343,700	502,800	502,800	Year End	1/4/2016
2015	101	FV	157,600	700	10,907.	291,400	449,700	449,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:01:09

LAST REV

Date	Time
01/12/21	10:17:04
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6501

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KENNEY DAVID J,	76574-345	1	12/30/2020		705,000	No	No		
KENNEY JULIANN	30896-125		11/24/1999	Family	99	No	No		
MC MENIMEN JOSE	26652-374		9/9/1996		157,000	No	No		Y

USER DEFINED

Prior Id # 1:	49655
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/2/2009	Measured	197	PATRIOT
3/9/2000	Inspected	264	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10907		Sq. Ft.	Site		0	70.	0.69	5									523,044						523,000	

Total AC/HA: 0.25039 | Total SF/SM: 10907 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 523,044 | Spl Credit | Total: 523,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	243740
Depreciation:	64347
Depreciated Total:	179393

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

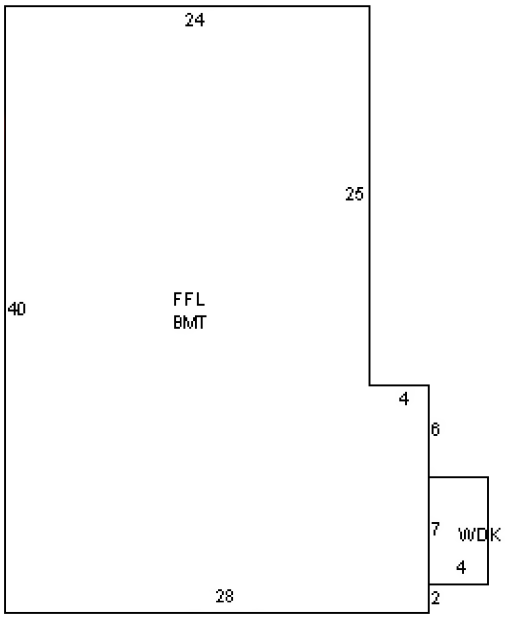
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	86.75
Final Total:	179400	Val/Su SzAd	175.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	40.500	41,306
FFL	First Floor	1,020	134.990	137,686
WDK	Deck	28	16.000	448

Net Sketched Area:	2,068			Total:	179,440
Size Ad	1020	Gross Area	2068	FinArea	1020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

080.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X13	G	AV	1980	5.82	T	31.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:	Total: 600